

Canal Winchester

*Town Hall
10 North High Street
Canal Winchester, OH 43110*



Meeting Agenda

August 20, 2018

6:00 PM

Council Work Session

Mike Walker – Chair

Jill Amos

Will Bennett

Bob Clark

Mike Coolman

Bruce Jarvis

Patrick Lynch

A. Call To Order**B. Roll Call****C. Also In Attendance**

Mayor Ebert, Matt Peoples, Lucas Haire, Amanda Jackson, Bill Sims, Dick Miller, Steve Smith, Shawn Starcher, Rick Brown, Joe Taylor, Sargent Cassel, Shane Spencer

D. Reports

Bill Sims -

Dick Miller -

Steve Smith -

Shawn Starcher -

Rick Brown -

Joe Taylor -

Sargent Cassel -

Shane Spencer -

E. Request for Council Action**RES-18-012**

Mayor

A Resolution Strongly Urging The Ohio Governor And Members Of The Ohio General Assembly To Invest The State Budget Surplus In Municipalities (**Resolution**)

- Request to move to full Council

RES-18-013

Development

A Resolution Approving The Recommendations Of The Tax Incentive Review Council For The Franklin County Tax Abatement Areas Within The City Of Canal Winchester (**Resolution, TIRC #1, TIRC #2, Gender Rd TIF**)

- Request to move to full Council

RES-18-014

Development

A Resolution Approving The Recommendations Of The Tax Incentive Review Council For The Fairfield County Tax Abatement Areas Within The City Of Canal Winchester (**Resolution, TIRC #2, Diley Road TIF, Greengate TIF**)

- Request to move to full Council

ORD-18-030

Public Service

An Ordinance To Set Water User Fees For Customers Outside The Special Water Allocation District (**Ordinance, Rate Proposal Exhibit**)

- Request to move to full Council

ORD-18-031

Public Service

An Ordinance To Set Sanitary Sewer Fees (**Ordinance**)

- Request to move to full Council

F. Items for Discussion**18-088**Bed Tax Grant Application Update (**Guidelines 2018, Application 2018**)**18-089**

Westport Homes Representative

18-091Residential Building Standards Update (**2018 Draft Residential Standards**)**G. Old/New Business****H. Adjournment**

RESOLUTION NO. 18-012

**A RESOLUTION STRONGLY URGING THE OHIO GOVERNOR AND MEMBERS OF
THE OHIO GENERAL ASSEMBLY TO INVEST THE STATE BUDGET SURPLUS IN
MUNICIPALITIES**

WHEREAS, the Mayor and Council have been advised of Ohio Governor John Kasich's proposal to use the projected State of Ohio budget surplus of \$147 million at the end of the biennium to fund an income tax withholding reduction and bring the state's rainy day fund to its maximum legal limit; and,

WHEREAS, the Ohio General Assembly has repeatedly decreased funding and revenue sharing in recent years by way of significantly reducing the Local Government Fund, eliminating the Estate Tax, and phasing out the Tangible Personal Property Tax; and,

WHEREAS, these reductions have resulted in a loss of revenue to the City of Canal Winchester; and,

WHEREAS, this sudden revenue loss has made it increasingly difficult to provide basic services, rebuild infrastructure, and bolster public safety services to fight the opioid epidemic; and,

WHEREAS, when municipalities experience success in fostering safe communities, building sound infrastructure, and increasing economic development, the State of Ohio reaps the benefits as well.

NOW THEREFORE BE IT RESOLVED BY THE COUNCIL OF THE VILLAGE OF CANAL WINCHESTER, STATE OF OHIO:

Section 1. The Ohio General Assembly should distribute the budget surplus revenue to Ohio's municipalities at the end of the biennium, ensuring that these local communities are able to provide crucial services and improvements in infrastructure and public safety.

Section 2. This Council does hereby declare its opposition to Governor Kasich and the Ohio General Assembly depositing the state budget into the rainy day fund and an income tax withholding reduction.

DATE PASSED _____

PRESIDENT OF COUNCIL

ATTEST _____
CLERK OF COUNCIL

MAYOR

DATE APPROVED _____

APPROVED AS TO FORM:

LEGAL COUNSEL

I hereby certify that the ordinance as set forth above was published for a period of not less than fifteen days after passage by the Council, by posting a copy thereof in not less than three (3) public places in the municipal corporation, as determined by Council and as set forth in the Canal Winchester Charter.

Finance Director/Clerk of Council

RESOLUTION NO. 18-013

A RESOLUTION APPROVING THE RECOMMENDATIONS OF THE TAX INCENTIVE REVIEW COUNCIL FOR THE FRANKLIN COUNTY TAX ABATEMENT AREAS WITHIN THE CITY OF CANAL WINCHESTER

WHEREAS, the City of Canal Winchester has the statutory authority to create or be a part of various zones that provide economic development incentives, which include Community Reinvestment Areas, Enterprise Zones, and Tax Increment Financing Districts; and

WHEREAS, upon their creation of such zones, the City Council may consider entering into agreements with private sector entities engaged in economic development which divert or abate tax revenues as an incentive to encourage particular economic development projects to occur; and

WHEREAS, in the creation of these zones, O.R.C. 5709.85 provides that a Tax Incentive Review Council (TIRC) shall be created for each of the zones as required to review these agreements between the City or County and the private sector entities to establish compliance to the terms of the agreements; and

WHEREAS, each TIRC is mandated to review and make formal recommendations as to the compliance of the terms of each agreement within its zone on an annual basis prior to September 1 for the preceding year that concluded on December 31; and

WHEREAS, the recommendations of each TIRC are required to be forwarded to the City Council within 60 days of making the recommendations and the Council is required to act upon those recommendations;

NOW THEREFORE BE IT RESOLVED BY THE COUNCIL OF THE CITY OF CANAL WINCHESTER, STATE OF OHIO:

SECTION 1. That the Canal Winchester Tax Incentive Review Council for any zones located in Franklin County is required to review agreements as of December 31, 2017 has done so and has forwarded its recommendations to the City Council.

SECTION 2. The City Council has taken the recommendations under consideration within the 60-day time frame.

SECTION 3. The City Council accepts the recommendations of the TIRC to accept the report and continue the agreement for all the properties described below:

a. Canal Winchester Community Reinvestment Area #1

| | <u>Parcel Number</u> | <u>Property Owner</u> |
|-----|----------------------|----------------------------------|
| 1. | 184-000017 | Gammel, David & Andrea S |
| 2. | 184-000030 | Danison, Elizabeth M |
| 3. | 184-000045 | 4 East Waterloo, LLC |
| 4. | 184-000123 | 4 East Waterloo, LLC |
| 5. | 184-000136 | Green Quarters, LLC |
| 6. | 184-000197 | Waterloo High, LLC |
| 7. | 184-000229 | 25 N High, LLC |
| 8. | 184-000241 | Makdrew Development Co, LLC |
| 9. | 184-000258 | Lynch Investment Properties, LLC |
| 10. | 184-000321 | Bob McDorman Real Estate, LLC |
| 11. | 184-000337 | Gibbs, Thomas W & Vickie L |
| 12. | 184-000733 | Lark Enterprise Inc |
| 13. | 184-000855 | BrewDog Columbus, LLC |
| 14. | 184-001376 | MGD Investments, LLC |
| 15. | 184-002270 | TS Trim Industries Inc |
| 16. | 184-003240 | Canal Winchester Holdings, LLC |

b. Canal Winchester Community Reinvestment Area #2

| | <u>Parcel Number</u> | <u>Property Owner</u> |
|----|----------------------|-----------------------|
| 1. | 184-000426 | Zealer, Carl C |

c. Gender Road Public Improvement TIF – approve report and continue

SECTION 4. That this resolution shall take effect and be in force from and after its passage.

PASSED _____

PRESIDENT OF COUNCIL

ATTEST _____
CLERK OF COUNCIL

MAYOR

DATE APPROVED _____

APPROVED AS TO FORM:

LEGAL COUNSEL

I hereby certify that the ordinance as set forth above was published for a period of not less than fifteen days after passage by the Council, by posting a copy thereof in not less than three (3) public places in the municipal corporation, as determined by Council and as set forth in the Canal Winchester Charter.

Finance Director/Clerk of Council

TAX YEAR 2017 STATUS REPORT FOR:

CANAL WINCHESTER C.R.A. #1

| PARCEL NUMBER | CURRENT OWNERS NAME | TERMS | TOTAL APPRAISED VALUE | TOTAL ABATED VALUE | FOREGONE TAX | # OF JOBS CREATED | TAX STATUS | EFFECTIVE YEARS | DATE INSPECTED |
|------------------|---------------------------------|-----------------------------|--------------------------|-----------------------|----------------------|----------------------|------------|-------------------------------|-------------------|
| 184-000017 | GRAMMEL DAVID & ANDREA S. | 15 YRS / 100% NEW CONST | 250,000 | 60,200 | \$ 1,937.31 | 8 | CURRENT | 2004-2018 | 3/14/2018 |
| 184-000030 | DANISON ELIZABETH M @(3) | 10 YRS / 100% REMODELING | 140,000 | 36,500 | \$ 1,175.08 | 1 | CURRENT | 2008-2017 LAST YEAR | 3/14/2018 |
| 184-000045 | 4 EAST WATERLOO LLC | 10 YRS / 100% REMODELING | 200,000 | 43,000 | \$ 1,383.79 | 4 | CURRENT | 2016-2025 | 3/14/2018 |
| 184-000123 | 4 EAST WATERLOO LLC | 10 YRS / 100% REMODELING | 195,000 | 37,100 | \$ 1,194.39 | 3 | CURRENT | 2016-2025 | 3/14/2018 |
| 184-000136 | GREEN QUARTERS LLC | 10 YRS / 100% REMODELING | 115,000 | 26,400 | \$ 849.59 | 3 | CURRENT | 2009-2018 | 3/14/2018 |
| 184-000197 | WATERLOO HIGH LLC | 10 YRS / 100% REMODELING | 135,000 | 26,700 | \$ 859.70 | 6 | CURRENT | 2016-2025 | 3/14/2018 |
| 184-000229 | 25 N HIGH LLC | 10 YRS / 100% REMODELING | 182,000 | 98,900 | \$ 3,183.19 | 3 | CURRENT | 2017-2026 | 3/14/2018 |
| 184-000241 | MAKDREW DEVELOPMENT CO LTD | 10 YRS / 100% REMODELING | 201,600 | 65,200 | \$ 1,784.91 | 0 | CURRENT | 2010-2019 | 3/14/2018 |
| 184-000258 | LYNCH INVESTMENT PROPERTIES LLC | 10 YRS / 100% REMODELING | 92,300 | 32,500 | \$ 1,046.35 | 2 | CURRENT | 2017-2026 | 3/14/2018 |
| 184-000321 | BOB MCDORMAN REAL ESTATE LLC | 15 YRS / 100% NEW CONST | 2,057,900 | 2,005,800 | \$ 64,549.20 | 0 | CURRENT | 2015-2029 | 3/14/2018 |
| 184-000337 | GIBBS THOMAS W @(2) | 10 YRS / 100% REMODELING | 130,000 | 28,900 | \$ 930.50 | 3 | CURRENT | 2009-2018 | 3/14/2018 |
| 184-000733 | LARK ENTERPRISES INC | 10 YRS / 100% REMODELING | 380,000 | 147,200 | \$ 4,737.08 | 26 | CURRENT | 2013-2022 | 3/14/2018 |
| 184-000855 | BREWDOG COLUMBUS LLC | 15 YRS / 100% NEW CONST | 4,972,200 | 3,785,300 | \$ 121,816.24 | 102 | CURRENT | 2017-2031 | 3/14/2018 |
| 184-001376 | MGD INVESTMENTS LLC | 10 YRS / 100% REMODELING | 110,200 | 31,900 | \$ 873.68 | 3 | CURRENT | 2017-2026 | 3/14/2018 |
| 184-002270 | TS TRIM INDUSTRIES INC | 15 YRS / 100% NEW CONST | 10,500,000 | 5,743,300 | \$ 184,827.17 | 42 | CURRENT | 2014-2028 | 3/14/2018 |
| 184-003240 | CANAL WINCHESTER HOLDINGS LLC | 15 YRS / 100% NEW CONST | 1335000 | 1,135,900 | \$ 36,555.17 | 26 | CURRENT | 2017-2031 | 3/14/2018 |
| | | | | | | | | | |
| | | TOTALS: | 20,996,200 | 13,304,800 | \$ 391,148.18 | 232 | | 1 EXPIRE | |

TAX YEAR 2017 STATUS REPORT FOR:

CANAL WINCHESTER CRA #2

[illegible]

Gender Road Tax Increment Finance District

created by Ordinance 13-34 on November 5, 2013

amended by Ordinance 16-037 on December 19, 2016

and Ordinance 17-059 on December 18, 2017

30 year (non-school) TIF at 100%

| | |
|---|--------------|
| Dollar Amount Deposited into the TIF in 2017: | \$41,055.38 |
| Cumulative amount deposited: | \$167,160.49 |

| | |
|--|-------------|
| Dollar Amount expensed from the TIF in 2017: | \$41,434.03 |
| Cumulative amount expended: | \$83,350.09 |

| | |
|-------------------------|------|
| Year first payment made | 2015 |
|-------------------------|------|

| | |
|---------------------------|------|
| Year of first expenditure | 2015 |
|---------------------------|------|

Current TIF Agreements and Liabilities as of 2017

| | |
|--|--------------|
| CW Holdings | \$380,589.50 |
| Propero Canal Winchester | \$100,000.00 |
| City of Canal Winchester -Hanners Park | \$400,000.00 |

RESOLUTION NO. 18-014

A RESOLUTION APPROVING THE RECOMMENDATIONS OF THE TAX INCENTIVE REVIEW COUNCIL FOR THE FAIRFIELD COUNTY TAX ABATEMENT AREAS WITHIN THE CITY OF CANAL WINCHESTER

WHEREAS, the City of Canal Winchester has the statutory authority to create or be a part of various zones that provide economic development incentives, which include Community Reinvestment Areas, Enterprise Zones, and Tax Increment Financing Districts; and

WHEREAS, upon their creation of such zones, the City Council may consider entering into agreements with private sector entities engaged in economic development which divert or abate tax revenues as an incentive to encourage particular economic development projects to occur; and

WHEREAS, in the creation of these zones, O.R.C. 5709.85 provides that a Tax Incentive Review Council (TIRC) shall be created for each of the zones as required to review these agreements between the City or County and the private sector entities to establish compliance to the terms of the agreements; and

WHEREAS, each TIRC is mandated to review and make formal recommendations as to the compliance of the terms of each agreement within its zone on an annual basis prior to September 1 for the preceding year that concluded on December 31, 2017; and

WHEREAS, the recommendations of each TIRC are required to be forwarded to the City Council within 60 days of making the recommendations and the Council is required to act upon those recommendations;

NOW THEREFORE BE IT RESOLVED BY THE COUNCIL OF THE CITY OF CANAL WINCHESTER, STATE OF OHIO:

SECTION 1. That the Canal Winchester Tax Incentive Review Council for any zones located in Fairfield County required to review agreements as of December 31, 2017 has done so and has forwarded its recommendations to the City Council.

SECTION 2. The City Council has taken the recommendations under consideration within the 60-day time frame.

SECTION 3. The City Council accepts the recommendations of the TIRC to accept the report and continue the agreement for all the properties described below:

a. CRA No. 2—Fairfield County

| | <u>Parcel Number</u> | <u>Property Owner</u> |
|-----|----------------------|----------------------------------|
| 1. | 0420376360 | NIFCO American Corporation |
| 2. | 0420376370 | 380 W Muskegon LLC |
| 3. | 0420376380 | Wolfenbarker, George R & Caren L |
| 4. | 0420376230 | DBS Canal Pointe #1 LLC |
| 5. | 0420376240 | Busey Road Office Venture 1 LLC |
| 6. | 0420376301 | 7895 Dove Parkway LLC |
| 7. | 0420376290 | The Combs Group LLC |
| 8. | 0420376202 | Tobin, Margaret E & Richard M |
| 9. | 0420376201 | AK Athletic Equipment Inc |
| 10. | 0420376270 | Prestifilippo Real Estate Ltd |
| 11. | 0420376203 | Manifold Phalor Real Estate LLC |
| 12. | 0420376020 | Patrick M Shea & Susan R Stedman |
| 13. | 0420376205 | Lucky Bones Real Estate, LLC |
| 14. | 0420376010 | Rommell Group, LLC |

b. Diley Road TIF – accept report and continue agreement

c. Greengate TIF – accept report and continue agreement

SECTION 4. That this resolution shall take effect and be in force from and after its passage.

PASSED _____

PRESIDENT OF COUNCIL

ATTEST _____
CLERK OF COUNCIL

MAYOR

DATE APPROVED _____

APPROVED AS TO FORM:

LEGAL COUNSEL

I hereby certify that the ordinance as set forth above was published for a period of not less than fifteen days after passage by the Council, by posting a copy thereof in not less than three (3) public places in the municipal corporation, as determined by Council and as set forth in the Canal Winchester Charter.

Finance Director/Clerk of Council

TAX YEAR 2014 STATUS REPORT FOR:

CANAL WINCHESTER CRA #2

2017 Tax Incentive Review Council for Canal Winchester Community Reinvestment Area #2

| PARCEL NUMBER | CURRENT OWNERS NAME | TERMS | PROP CLASS | TOTAL APPRAISED VALUE | ANNUAL TAX PAID | TOTAL ABATED VALUE | ESTIMATED TAX SAVINGS | TAX STATUS | CURRENT # OF EMPLOYEES | EFFECTIVE YEARS | DATE PROPERTY INSPECTED |
|---------------|----------------------------------|----------------|------------|-----------------------|-----------------|--------------------|-----------------------|------------|------------------------|-----------------|-------------------------|
| 0420376361 | NIFCO AMERICA CORPORATION | 100%/ 15 years | I | \$6,032,780.00 | \$124,879.46 | \$1,410,760.00 | \$38,116.96 | Current | 613 | 2007-2021 | 3/14/2018 |
| 0420376370 | 380 W MUSKEGON LLC | 100%/ 15 years | I | \$650,000.00 | \$5,311.18 | \$464,120.00 | \$12,540.50 | Current | 80 | 2003-2017 | 3/14/2018 |
| 0420376380 | WOLFENBARKER GEORGE R & CAREN L | 100%/ 15 years | I | \$537,770.00 | \$2,740.14 | \$443,840.00 | \$11,992.42 | Current | 12 | 2004-2018 | 3/14/2018 |
| 0420376230 | DBS CANAL POINTE #1 LLC | 100%/ 15 years | I | \$922,460.00 | \$2,264.98 | \$845,660.00 | \$22,849.18 | Current | 33 | 2005-2019 | 3/14/2018 |
| 0420376240 | BUSEY ROAD OFFICE VENTURE 1 LLC | 100%/ 15 years | I | \$568,160.00 | \$3,846.69 | \$458,000.00 | \$12,374.52 | Current | 40 | 2006-2020 | 3/14/2018 |
| 0420376301 | 7895 DOVE PARKWAY LLC | 100%/ 15 years | I | \$595,600.00 | \$3,539.44 | \$464,600.00 | \$12,552.84 | Current | 30 | 2007-2021 | 3/14/2018 |
| 0420376290 | COMBS GROUP THE LLC | 100%/ 15 years | I | \$636,010.00 | \$2,483.48 | \$556,010.00 | \$15,023.10 | Current | 15 | 2009-2023 | 3/14/2018 |
| 0420376202 | TOBIN MARGARET E & RICHARD M | 100%/ 15 years | I | \$888,070.00 | \$5,236.56 | \$715,260.00 | \$19,325.96 | Current | 19 | 2009-2023 | 3/14/2018 |
| 0420376201 | AK ATHLETIC EQUIPMENT INC | 100%/ 15 years | I | \$1,461,340.00 | \$5,484.07 | \$1,280,110.00 | \$34,586.80 | Current | 27 | 2010-2024 | 3/14/2018 |
| 0420376270 | PRESTIFILIPPO REAL ESTATE LTD | 100%/ 15 years | I | \$547,720.00 | \$1,923.72 | \$494,920.00 | \$13,372.64 | Current | 7 | 2010-2024 | 3/14/2018 |
| 0420376203 | MANIFOLD PHALOR REAL ESTATE LLC | 100%/ 15 years | I | \$3,142,040.00 | \$13,856.14 | \$2,714,040.00 | \$73,329.76 | Current | 63 | 2011-2025 | 3/14/2018 |
| 0420376020 | PATRICK M SHEA & SUSAN R STEDMAN | 100%/ 15 years | I | \$396,760.00 | \$1,684.42 | \$334,430.00 | \$9,036.56 | Current | 8 | 2015-2029 | 3/14/2018 |
| 0420376205 | LUCKY BONES REAL ESTATE LLC | 100%/ 15 years | I | \$345,760.00 | \$1,788.56 | \$291,760.00 | \$7,883.26 | Current | 23 | 2015-2029 | 3/14/2018 |
| 0420376010 | ROMMEL GROUP LLC | 100%/ 15 years | I | \$958,760.00 | \$2,026.40 | \$883,760.00 | \$23,878.22 | Current | 27 | 2016 - 2030 | 3/14/2018 |

\$17,683,230.00 \$177,065.24 \$11,357,270.00 \$306,862.72

997

Diley Road Tax Increment Finance District

created by Ordinance 73-07 on December 17, 2007

amended by Ordinance 45-08 on July 21, 2008

30 year (non-school) TIF at 100%

| | |
|---|----------------|
| Dollar Amount Deposited into the TIF in 2017: | \$200,491.38 |
| Cumulative amount deposited: | \$1,140,435.51 |
| Dollar Amount expensed from the TIF in 2017: | \$3,000.00 |
| Cumulative amount expended: | \$15,799.89 |
| Year first payment made | 2011 |
| Year of first expenditure | 2011 |
| Current TIF Agreements and Liabilities as of 2017 | |
| Diley Ridge Medical Center Agreement | \$881,880.00 |

Greengate Public Improvements Tax Increment Finance District

created by Ordinance 17-058 on November 20, 2017

30 year (non-school) TIF at 100%

| | |
|---|--------|
| Dollar Amount Deposited into the TIF in 2017: | \$0.00 |
|---|--------|

| | |
|------------------------------|--------|
| Cumulative amount deposited: | \$0.00 |
|------------------------------|--------|

| | |
|--|--------|
| Dollar Amount expensed from the TIF in 2017: | \$0.00 |
|--|--------|

| | |
|-----------------------------|--------|
| Cumulative amount expended: | \$0.00 |
|-----------------------------|--------|

| | |
|-------------------------|---|
| Year first payment made | 0 |
|-------------------------|---|

| | |
|---------------------------|---|
| Year of first expenditure | 0 |
|---------------------------|---|

Current TIF Agreements and Liabilities as of 2017

| | |
|---|--------------|
| Shrimangeshi LLC Agreement - ORD 17-061 | \$980,000.00 |
|---|--------------|

ORDINANCE NO. 18-030

**AN ORDINANCE TO SET WATER USER FEES FOR CUSTOMERS OUTSIDE THE
SPECIAL WATER ALLOCATION DISTRICT**

WHEREAS, it is necessary and appropriate that water user fees shall be adjusted effective January 1 of each year as may be necessary to provide and maintain adequate revenues to operate and maintain the water system and to meet debt obligations; and,

WHEREAS, based on the recommendation of the Director of Public Service and the Finance Director it is necessary to increase the water user fees for those customers outside of the Special Water Allocation District (SWAD) to be effective for the billing period that includes January 1, 2019.

NOW THEREFORE BE IT ORDAINED BY THE COUNCIL OF THE CITY OF CANAL WINCHESTER, STATE OF OHIO:

SECTION 1: That the water user fees for areas outside the SWAD be as follows:

| | 1/1/19 | 1/1/20 | 1/1/21 | 1/1/22 |
|---------------------------------------|--------|--------|--------|--------|
| Domestic & Sprinkler Rate: | | | | |
| Charges per 1000 Gallons: | \$6.33 | \$6.33 | \$6.46 | \$6.59 |
| Bulk Water Rate: | | | | |
| Charges per 1000 Gallons: | \$8.90 | \$8.90 | \$8.90 | \$8.90 |

SECTION 2. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.

DATE PASSED _____

PRESIDENT OF COUNCIL

ATTEST _____
CLERK OF COUNCIL

MAYOR

DATE APPROVED _____

APPROVED AS TO FORM:

LEGAL COUNSEL

I hereby certify that the ordinance as set forth above was published for a period of not less than fifteen days after passage by the Council, by posting a copy thereof in not less than three (3) public places in the municipal corporation, as determined by Council and as set forth in the Canal Winchester Charter.

Finance Director/Clerk of Council

**City of Canal Winchester
Water/Sewer Rate Proposal**

8/15/2018

| | Actual 2018 | Proposed 2019 | Proposed 2020 | Proposed 2021 | Proposed 2022 |
|----------------------------|------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| Water | \$6.33 | \$6.33 | \$6.33 | \$6.46 | \$6.59 |
| Sewer | \$5.88 | \$5.88 | \$5.88 | \$6.00 | \$6.12 |
| Storm/Billing Cycle | \$6.00 | \$6.00 | \$6.00 | \$6.00 | \$6.00 |

Gallons Usage

| | | | | | | |
|-------|-------|----------|----------|----------|----------|----------|
| 1000 | Water | \$6.33 | \$6.33 | \$6.33 | \$6.46 | \$6.59 |
| | Sewer | \$5.88 | \$5.88 | \$5.88 | \$6.00 | \$6.12 |
| | Storm | \$6.00 | \$6.00 | \$6.00 | \$6.00 | \$6.00 |
| | Total | \$18.21 | \$18.21 | \$18.21 | \$18.46 | \$18.71 |
| 2000 | Water | \$12.66 | \$12.66 | \$12.66 | \$12.92 | \$13.18 |
| | Sewer | \$11.76 | \$11.76 | \$11.76 | \$12.00 | \$12.24 |
| | Storm | \$6.00 | \$6.00 | \$6.00 | \$6.00 | \$6.00 |
| | Total | \$30.42 | \$30.42 | \$30.42 | \$30.92 | \$31.42 |
| 3000 | Water | \$18.99 | \$18.99 | \$18.99 | \$19.38 | \$19.77 |
| | Sewer | \$17.64 | \$17.64 | \$17.64 | \$18.00 | \$18.36 |
| | Storm | \$6.00 | \$6.00 | \$6.00 | \$6.00 | \$6.00 |
| | Total | \$42.63 | \$42.63 | \$42.63 | \$43.38 | \$44.13 |
| 4000 | Water | \$25.32 | \$25.32 | \$25.32 | \$25.84 | \$26.36 |
| | Sewer | \$23.52 | \$23.52 | \$23.52 | \$24.00 | \$24.48 |
| | Storm | \$6.00 | \$6.00 | \$6.00 | \$6.00 | \$6.00 |
| | Total | \$54.84 | \$54.84 | \$54.84 | \$55.84 | \$56.84 |
| 5000 | Water | \$31.65 | \$31.65 | \$31.65 | \$32.30 | \$32.95 |
| | Sewer | \$29.40 | \$29.40 | \$29.40 | \$30.00 | \$30.60 |
| | Storm | \$6.00 | \$6.00 | \$6.00 | \$6.00 | \$6.00 |
| | Total | \$67.05 | \$67.05 | \$67.05 | \$68.30 | \$69.55 |
| 6000 | Water | \$37.98 | \$37.98 | \$37.98 | \$38.76 | \$39.54 |
| | Sewer | \$35.28 | \$35.28 | \$35.28 | \$36.00 | \$36.72 |
| | Storm | \$6.00 | \$6.00 | \$6.00 | \$6.00 | \$6.00 |
| | Total | \$79.26 | \$79.26 | \$79.26 | \$80.76 | \$82.26 |
| 7000 | Water | \$44.31 | \$44.31 | \$44.31 | \$45.22 | \$46.13 |
| | Sewer | \$41.16 | \$41.16 | \$41.16 | \$42.00 | \$42.84 |
| | Storm | \$6.00 | \$6.00 | \$6.00 | \$6.00 | \$6.00 |
| | Total | \$91.47 | \$91.47 | \$91.47 | \$93.22 | \$94.97 |
| 8000 | Water | \$50.64 | \$50.64 | \$50.64 | \$51.68 | \$52.72 |
| | Sewer | \$47.04 | \$47.04 | \$47.04 | \$48.00 | \$48.96 |
| | Storm | \$6.00 | \$6.00 | \$6.00 | \$6.00 | \$6.00 |
| | Total | \$103.68 | \$103.68 | \$103.68 | \$105.68 | \$107.68 |
| 9000 | Water | \$56.97 | \$56.97 | \$56.97 | \$58.14 | \$59.31 |
| | Sewer | \$52.92 | \$52.92 | \$52.92 | \$54.00 | \$55.08 |
| | Storm | \$6.00 | \$6.00 | \$6.00 | \$6.00 | \$6.00 |
| | Total | \$115.89 | \$115.89 | \$115.89 | \$118.14 | \$120.39 |
| 10000 | Water | \$63.30 | \$63.30 | \$63.30 | \$64.60 | \$65.90 |
| | Sewer | \$58.80 | \$58.80 | \$58.80 | \$60.00 | \$61.20 |
| | Storm | \$6.00 | \$6.00 | \$6.00 | \$6.00 | \$6.00 |
| | Total | \$128.10 | \$128.10 | \$128.10 | \$130.60 | \$133.10 |
| 11000 | Water | \$69.63 | \$69.63 | \$69.63 | \$71.06 | \$72.49 |
| | Sewer | \$652.68 | \$64.68 | \$64.68 | \$66.00 | \$67.32 |
| | Storm | \$6.00 | \$6.00 | \$6.00 | \$6.00 | \$6.00 |
| | Total | \$728.31 | \$140.31 | \$140.31 | \$143.06 | \$145.81 |
| 12000 | Water | \$75.96 | \$75.96 | \$75.96 | \$77.52 | \$79.08 |
| | Sewer | \$70.56 | \$70.56 | \$70.56 | \$72.00 | \$73.44 |
| | Storm | \$6.00 | \$6.00 | \$6.00 | \$6.00 | \$6.00 |
| | Total | \$152.52 | \$152.52 | \$152.52 | \$155.52 | \$158.52 |

**City of Canal Winchester
Water/Sewer Rate Proposal**

8/15/2018

| | Actual 2018 | Proposed 2019 | Proposed 2020 | Proposed 2021 | Proposed 2022 |
|----------------------------|------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| Water | \$6.33 | \$6.33 | \$6.33 | \$6.46 | \$6.59 |
| Sewer | \$5.88 | \$5.88 | \$5.88 | \$6.00 | \$6.12 |
| Storm/Billing Cycle | \$6.00 | \$6.00 | \$6.00 | \$6.00 | \$6.00 |

| | | | | | | |
|-------|-------|----------|----------|----------|----------|----------|
| 13000 | Water | \$82.29 | \$82.29 | \$82.29 | \$83.98 | \$85.67 |
| | Sewer | \$76.44 | \$76.44 | \$76.44 | \$78.00 | \$79.56 |
| | Storm | \$6.00 | \$6.00 | \$6.00 | \$6.00 | \$6.00 |
| | Total | \$164.73 | \$164.73 | \$164.73 | \$167.98 | \$171.23 |
| 14000 | Water | \$88.62 | \$88.62 | \$88.62 | \$90.44 | \$92.26 |
| | Sewer | \$82.32 | \$82.32 | \$82.32 | \$84.00 | \$85.68 |
| | Storm | \$6.00 | \$6.00 | \$6.00 | \$6.00 | \$6.00 |
| | Total | \$176.94 | \$176.94 | \$176.94 | \$180.44 | \$183.94 |
| 15000 | Water | \$94.95 | \$94.95 | \$94.95 | \$96.90 | \$98.85 |
| | Sewer | \$88.20 | \$88.20 | \$88.20 | \$90.00 | \$91.80 |
| | Storm | \$6.00 | \$6.00 | \$6.00 | \$6.00 | \$6.00 |
| | Total | \$189.15 | \$189.15 | \$189.15 | \$192.90 | \$196.65 |
| 16000 | Water | \$101.28 | \$101.28 | \$101.28 | \$103.36 | \$105.44 |
| | Sewer | \$94.08 | \$94.08 | \$94.08 | \$96.00 | \$97.92 |
| | Storm | \$6.00 | \$6.00 | \$6.00 | \$6.00 | \$6.00 |
| | Total | \$201.36 | \$201.36 | \$201.36 | \$205.36 | \$209.36 |
| 17000 | Water | \$107.61 | \$107.61 | \$107.61 | \$109.82 | \$112.03 |
| | Sewer | \$99.96 | \$99.96 | \$99.96 | \$102.00 | \$104.04 |
| | Storm | \$6.00 | \$6.00 | \$6.00 | \$6.00 | \$6.00 |
| | Total | \$213.57 | \$213.57 | \$213.57 | \$217.82 | \$222.07 |
| 18000 | Water | \$113.94 | \$113.94 | \$113.94 | \$116.28 | \$118.62 |
| | Sewer | \$105.84 | \$105.84 | \$105.84 | \$108.00 | \$110.16 |
| | Storm | \$6.00 | \$6.00 | \$6.00 | \$6.00 | \$6.00 |
| | Total | \$225.78 | \$225.78 | \$225.78 | \$230.28 | \$234.78 |
| 19000 | Water | \$120.27 | \$120.27 | \$120.27 | \$122.74 | \$125.21 |
| | Sewer | \$111.72 | \$111.72 | \$111.72 | \$114.00 | \$116.28 |
| | Storm | \$6.00 | \$6.00 | \$6.00 | \$6.00 | \$6.00 |
| | Total | \$237.99 | \$237.99 | \$237.99 | \$242.74 | \$247.49 |
| 20000 | Water | \$126.60 | \$126.60 | \$126.60 | \$129.20 | \$131.80 |
| | Sewer | \$117.60 | \$117.60 | \$117.60 | \$120.00 | \$122.40 |
| | Storm | \$6.00 | \$6.00 | \$6.00 | \$6.00 | \$6.00 |
| | Total | \$250.20 | \$250.20 | \$250.20 | \$255.20 | \$260.20 |
| 21000 | Water | \$132.93 | \$132.93 | \$132.93 | \$135.66 | \$138.39 |
| | Sewer | \$123.48 | \$123.48 | \$123.48 | \$126.00 | \$128.52 |
| | Storm | \$6.00 | \$6.00 | \$6.00 | \$6.00 | \$6.00 |
| | Total | \$262.41 | \$262.41 | \$262.41 | \$267.66 | \$272.91 |
| 22000 | Water | \$139.26 | \$139.26 | \$139.26 | \$142.12 | \$144.98 |
| | Sewer | \$129.36 | \$129.36 | \$129.36 | \$132.00 | \$134.64 |
| | Storm | \$6.00 | \$6.00 | \$6.00 | \$6.00 | \$6.00 |
| | Total | \$274.62 | \$274.62 | \$274.62 | \$280.12 | \$285.62 |
| 23000 | Water | \$145.59 | \$145.59 | \$145.59 | \$148.58 | \$151.57 |
| | Sewer | \$135.24 | \$135.24 | \$135.24 | \$138.00 | \$140.76 |
| | Storm | \$6.00 | \$6.00 | \$6.00 | \$6.00 | \$6.00 |
| | Total | \$286.83 | \$286.83 | \$286.83 | \$292.58 | \$298.33 |
| 24000 | Water | \$151.92 | \$151.92 | \$151.92 | \$155.04 | \$158.16 |
| | Sewer | \$141.12 | \$141.12 | \$141.12 | \$144.00 | \$146.88 |
| | Storm | \$6.00 | \$6.00 | \$6.00 | \$6.00 | \$6.00 |
| | Total | \$299.04 | \$299.04 | \$299.04 | \$305.04 | \$311.04 |

ORDINANCE NO. 18-031

AN ORDINANCE TO SET SANITARY SEWER USER FEES

WHEREAS, it is necessary and appropriate that sanitary sewer user fees shall be adjusted effective January 1 of each year as may be necessary to provide and maintain adequate revenues to operate and maintain the water system and to meet debt obligations; and,

WHEREAS, based on the recommendation of the Director of Public Service and the Finance Director it is necessary to increase the sanitary sewer user fees to be effective for the billing period that includes January 1, 2019.

NOW THEREFORE BE IT ORDAINED BY THE COUNCIL OF THE CITY OF CANAL WINCHESTER, STATE OF OHIO:

SECTION 1: That the sanitary sewer user fees be as follows:

| | 1/1/19 | 1/1/20 | 1/1/21 | 1/1/22 |
|---------------------------|--------|--------|--------|--------|
| Charges per 1000 Gallons: | \$5.88 | \$5.88 | \$6.00 | \$6.12 |

SECTION 2. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.

DATE PASSED _____

PRESIDENT OF COUNCIL

ATTEST _____
CLERK OF COUNCIL

MAYOR

DATE APPROVED _____

APPROVED AS TO FORM:

LEGAL COUNSEL

I hereby certify that the ordinance as set forth above was published for a period of not less than fifteen days after passage by the Council, by posting a copy thereof in not less than three (3) public places in the municipal corporation, as determined by Council and as set forth in the Canal Winchester Charter.

Finance Director/Clerk of Council



City of Canal Winchester Bed Tax Grant Application Guidelines

Introduction

In 1997 the City of Canal Winchester implemented a Transient Occupancy Tax (Bed Tax) to be imposed when lodging is furnished to transient guests by a hotel, motel, or similar businesses. This 6% tax is collected by the City of Canal Winchester for two specific uses. One half of the collections (3%) is contributed to Destination: Canal Winchester, the City's Visitors and Convention Bureau, to be used to promote Canal Winchester. The second half of collections has been dedicated by City Council to be used for grants to community organizations to further enhance the City of Canal Winchester and its residents.

Eligible Organizations

Non-profit and private organizations are eligible to apply for funding. Public agencies are not eligible.

Eligible Projects

Projects that are eligible for funding must enhance the City of Canal Winchester for its residents and visitors. Projects that promote Canal Winchester to visitors are highly encouraged.

Applications for funding that will be passed through to another organization or individual are not eligible.

[This grant money should not be used for expenses related to a for-profit venture.](#)

Application Guidelines

- Applications must be made for one (1) project only. Applications listing multiple projects will not be considered for funding. Applicants can submit up to three (3) applications per year for three (3) unique projects.
- The total maximum funding awarded to one applicant across all applications will be \$2,000 per year.
- Funds will not be granted for projects that consist of basic operating and maintenance activities including, but not limited to:
 - o Salaries/benefits of organization personnel
 - o Payment of utilities including fuel
 - o Purchase of office supplies
 - o Payment of subscriptions or membership fees
 - o Conference/travel fees
 - o State or local taxes, fees, etc.
- Applications will be scored eligible for consideration based on the following criteria:
 - o Completeness of Application
 - o Projected Impact of project on city residents and visitors
 - o Availability of other funding to help support project

- Ability of project to continue or expand in future years
- Funding must be used within the calendar year for which it was requested. Unused funding cannot be carried over to the next calendar year and must be returned to the City.
- Funded applications will be required to submit a final report within 45 days of completion of the funded project.

Grant Process

Bed Tax Grant funds are available once each year as allowed by the City's budget. Funding can vary from year to year based on the availability of funds. Applications will be available on October 1st of each year. Applications can be obtained by visiting the City's website, www.canalwinchesterohio.gov, or by email request to the Finance Director, Amanda Jackson, at ajackson@canalwinchesterohio.gov.

Completed applications must be submitted by November 30th to be considered for funding. Applications can be submitted via email to ajackson@canalwinchesterohio.gov or by mail to: The City of Canal Winchester, Attn: Finance Director, 36 South High Street, Canal Winchester, Ohio 43110.

Questions concerning the process can be directed to Amanda Jackson at ajackson@canalwinchesterohio.gov or 614-837-6937.

Completed applications will be reviewed by a subcommittee of the Finance Committee of City Council. Recommendations of projects to be funded and funding amounts will be made to the Finance Committee with full City Council giving final approval. Approval will occur in December and funding will be provided in January of the following year. Applicants approved for funding will be notified by letter. Unapproved projects will not be notified.

If an approved applicant has previously received funding from the Canal Winchester Bed Tax Grant program, the approval will be conditional upon the receipt of the Final Project Report from the previous grant year. For example, if Organization ABC received funding in calendar year 2014 and the Final Project Report was not due until February 15, 2015 based on the project's completion date, 2015 funding would not be released until receipt and approval of the 2014 Final Project Report.

Scoring Eligibility Criteria Descriptions

Completion of Application – Application includes all required documentation. Applicants will not be notified if documentation is missing or does not meet requirements. If a requirement is not applicable to the applicant, a brief explanation (2 to 3 sentences) stating the reason it is not applicable should be submitted. Applicants may be contacted by the City to provide clarification as deemed necessary by the awarding committee.

Required documents:

- Application
- Brief, descriptive narrative (no more than 2 pages) of project which includes background on organization, project information, projected impact on Canal Winchester and its residents or visitors and timeline of project
- Budget for the project or calendar year in which project will occur. Must include all other funding sources secured or expected for the project. Budget should be specific and identify the projected costs to be covered by Bed Tax Grant funds.

Additional supporting documents can be submitted as deemed appropriate by the applicant but are not required.

Projected Impact of Project on City Residents and Visitors – Description of how the project will enhance the City of Canal Winchester. This can be expressed in a written description or numerically with dollars, percentages, etc.

Availability of Other Funding to Help Support Project – Demonstration that funding from the Bed Tax Grant is not the sole source of funding for the project. Applicant should include documentation of other grants organization has applied for, intends to apply for or has been awarded that would help fund the project.

Ability of Project to Continue or Expand – Demonstration that project can become a reoccurring event or expanded in the future and its impact on Canal Winchester. Please be specific as to how this would be achieved and supported. Where do you see your even going over the next two years?

Final Project Report

A Final Project Report must be submitted within 45 days of completion of the project. At a minimum, the report should include the following:

- Organization name and contact information
- Date(s) project occurred
- A summary or comparison of the proposed project to actual outcomes, including the impact on Canal Winchester and its residents and visitors
- Copies of invoices or receipts paid with grant funds
- Financial report showing all revenues and expenses of the project
- Any promotional or advertising materials related to the project, if applicable
- Other materials deemed relevant by the awardee

Failure to submit the Final Project Report within 45 days of the project's completion ~~will~~ may result in the applicant being ineligible for future funding. Upon review of the Final Project Report, if it is found that funds were spent on ineligible expenses, the applicant will be required to repay the portion deemed ineligible as calculated by the Finance Director.

Final Project Reports should be submitted to: The City of Canal Winchester, Attn: Finance Director, 36 South High Street, Canal Winchester, Ohio 43110.

It is the responsibility of the organization to submit the report on time. No reminders that the Final Project Report is due will be sent.



City of Canal Winchester
Bed Tax Grant Program Application

Name of Organization: _____

Address: _____

Website: _____

Contact Name/Title: _____

Contact Phone Number: _____ Contact Email Address: _____

Type of Organization _____ Non-Profit _____ Private _____ Other (Please Describe)

Is your organization audited: _____ Yes _____ No If yes, list most recent year audited: _____

Project Name or brief description (one sentence or less) of project: _____

Project Date(s) or Timeline: _____

Amount of Funding Requested: _____

Total Project Budget (including all sources): _____

Please briefly describe other funding sources included in Total Project Budget: _____

Please briefly describe how requested funds will be used: _____

Project Summary: Please include the following information with this application. Refer to the Bed Tax Grant Program Guidelines for additional information on these requirements. Applications will be scored on the below criteria.

1. Brief, descriptive narrative (no more than 2 pages) of the project that includes the following:-
 - a. Where do you see your project over the next few years?
 - b. If this is not a new event, please include a brief overview of previous years including the number of participants.
 - c. How do you see this project impacting city residents and visitors?
2. Budget for the project or calendar year in which project will occur.

Authorized Official's Signature

Date

City of Canal Winchester

Residential Development Standards

Adopted on
Effective:

CHAPTER 1198

Residential Appearance Standards

| | | | |
|---------|---------------|---------|---------------------------------|
| 1198.01 | Purpose | 1187.03 | Definitions |
| 1198.02 | Applicability | 1198.04 | Residential Design Requirements |

1198.01 Purpose

(a) Residential development in Canal Winchester has a direct effect on the character and livability of the community. Therefore, the City of Canal Winchester has the responsibility to adopt standards that promote desirable residential development that fits the context and character of the existing community. The following findings warrant the need for exterior appearance requirements for residential development:

(1) The adopted community plan recommends promoting high quality standards in building design that is in good scale and harmony with surrounding neighborhoods and buildings, and the natural surroundings.

(2) Providing for compliance with appearance regulations will assist in creating quality development with residential neighborhoods.

(3) Limiting the garage appearance within the front elevation limits the negative visual impact.

(4) A balance of natural and synthetic building materials allows for design creativity and promotes a high quality development.

(5) Trim around windows completes the appearance on every elevation.

(6) Placing windows, doors, porches, and other features on each elevation enhances the visual environment and contributes to the overall architectural diversity of a neighborhood.

(7) The lack of detailing, architectural features, and trim on elevations detracts from a dwelling and reduces the visual quality of a neighborhood.

(b) Residential appearance standards provide design requirements that are applicable to single, two, and three-family dwelling units. For purposes of this section, a single-, two-, and three-family dwelling unit will be defined as a “house.” These requirements are designed to increase the quality of neighborhoods, to promote positive architectural appearance within residential areas, to encourage design flexibility and creativity, and to establish an interesting, aesthetically pleasing residential environment. It is also the intent of this section to promote durable, quality materials that will allow residential neighborhoods to endure and mature for future generations in the city.

1198.02 Applicability

(a) These requirements shall apply to the construction of all new homes, and additions to homes, unless designated as exempt in section (a)(3).

(1) Compliance Required. These requirements shall apply to any new home or to certain additions or alterations of an existing house constructed in compliance with the regulations of this section. If an existing home is expanded or altered, the addition or alteration must comply with these architectural requirements when the alteration encompasses more than fifty percent (50%) of the Ground Floor Area (square feet), or the ground floor area is expanded by more than fifty percent (50%).

(2) Minimum Requirements. These requirements are minimum appearance requirements applicable to all houses in all districts, including Planned Development Districts, except as may be specifically approved in the Planned Development District ordinance.

(3) Exemption. Houses in the districts described below are exempt with these requirements:

(A) Houses located within a planned district approved prior to the effective date of this section.

(B) Houses located in a planned district approved after the effective date of this section with specific substitute residential appearance requirements contained in the adopted planned district ordinance. Residential appearance objectives for Planned Development Districts shall be adopted by City Council. These objectives explain more general intents regarding appearance in order to allow for creativity in meeting them through the Planned Development District process. Planned Development Districts proposals must demonstrate how the proposal addresses the residential appearance objectives and replace these minimum requirements.

(C) Houses located within the Old Town Overlay District (Chapter 1175) are exempt from the requirements of this section. These residential homes shall be regulated by the Landmarks Commission with the Certificate of Appropriateness Procedures for Design Review.

1198.03 Definitions

(d) For the purpose of this section, the following definitions apply:

(1) *“Blank Elevation”* An elevation that lacks the minimum required openings and architectural features, such as windows, doors, exterior chimneys, or other similar architectural features.

(2) *“Breastboard”* A lower flat area of a door or window crosshead.

(3) *“Chimney”* A structure projecting from the exterior wall of a house and enclosing or appearing to enclose a flue that carries off smoke. A chimney may or may not extend vertically to the eaves line or have a foundation/connected to the ground.

(A) “*Cantilevered Chimney*” A chimney that projects from the exterior wall and does not have a foundation or extension to the ground.

(B) “*Shed-type Chimney*” A chimney that does not extend full height vertically to the eaves line. A shed chimney typically includes a direct vent outlet in the chimney wall.

(4) “*Corbel*” A build out of one or more courses of brick or stone from the face of a wall, traditionally to form a support for timbers.

(5) “*Cornice*” Overhang of a pitched roof at the eaves line, usually consisting of a fascia board, a soffit for a closed cornice, and appropriate moldings.

(6) “*Corrugated Metal Roofing*” A roofing material that consists of interlocking rippled metal sheets that are fastened directly to the roof sheathing.

(7) “*Crosshead*” Decorative form that resembles a lintel used to top a door or window, consisting of a breastboard with crown moulding surrounding the top portion, and moulded together as one piece. Crossheads come in heights from 6” to 18”. A variety of accessories can be added to complement the design of a simple crosshead.

(8) “*Crown Moulding*” Moulding used on cornice or wherever an interior angle is to be covered.

(9) “*Direct Vent Outlet*” An outlet through an exterior wall associated with the air supply and/or exhaust of a fire burner. It may or may not occur in a projecting box/chimney.

(10) “*Dormer*” A window set vertically in a structure projecting through a sloping roof; also the roofed structure containing that window.

(11) “*Eaves*” The margin or lower part of a roof projecting over a wall.

(12) “*Elevation*” A geometric projection of the front, side, or rear outer surface of a building onto a plane perpendicular to the horizontal; a vertical projection.

(13) “*Façade*” The front, sides or rear faces of a building.

(14) “*Fascia*” A horizontal piece (such as a board) covering the joint between the top of a wall and the projecting eaves also called a fascia board.

(15) “*French Drain*” A French drain or weeping tile is a trench filled with gravel or rock containing a perforated pipe that redirects surface water and groundwater away from an area. A French drain can have perforated hollow pipes along the bottom to quickly vent water that seeps down through the upper gravel or rock.

(16) “*Frieze Board*” A decorated band along the upper part of an exterior wall. In house construction a horizontal member connecting the top of the siding with the soffit of the cornice.

(17) “*Foundation Cladding*” An aesthetic enhancement to the foundation concealing exposed portions with an approved material.

(18) “*Gable*”

(A) *The vertical triangular end of a building from cornice or eaves to ridge.*

(B) *The similar end of a gambrel roof.*

(C) *The end wall of a building.*

(D) *A triangular part of a structure.*

(19) “*Masonry*” Natural or natural-appearing stone or brick.

(20) “*Plinth*” A continuous, usually projecting course of stone or brick forming the base or foundation of a wall.

(21) “*Projection*” Any component of a structure that extends out from the main building.

(22) “*Quoin*” Corner stones that anchor the edge of the building wall or decorative feature to imitate corner stones, which wrap the corner of an elevation and join two abutting walls.

(23) “*Soffit*” *The exposed undersurface of any overhead component of a building.*

(24) “*Standing Seam Metal Roof*” Roofing material constructed of interlocking metal panels that run from the ridge of the roof to the eave. The seams of the two panels are raised above the surface to allow the water to run off rather than seep between the panels. The seams are fastened to the roof using hidden anchors that are located on the raised portion of the panel that is overlapped by the adjacent panel hiding the fastener.

(25) “*Stucco*” A coarse plaster composed of Portland or masonry cement, sand, and hydrated lime mixed with water and applied in a plastic state to form a hard exterior covering.

(26) “*Trim*” The finished woodwork or similar architectural element used to enhance, border or protect the edges of openings or surfaces, such as windows or doors.

(27) “*Vinyl Siding Accessories*” Exterior design elements that serve to provide more visual interest and complement the primary home design.

(28) “*Water Table*” A projecting brick or stone stringcourse, molding or ledge placed to divert rainwater from a building.

1198.04 Residential Design Requirements

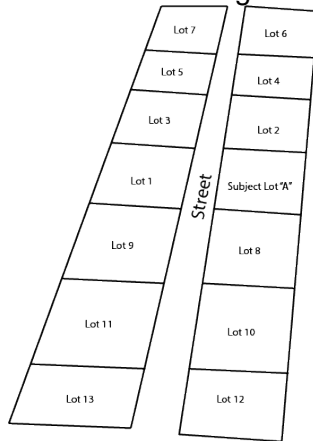
(a) Design Requirements. In addition to all applicable zoning and development requirements, the following design requirements shall apply as outlined per 1198.02.

(1) Architectural Diversity (Same house models next to each other). All single-family residential developments shall incorporate architectural diversity whereby (a) the same house

model shall not be directly across the street and (b) a minimum 3-lot separation shall be required between the same house model on the same side of the street or diagonal from each other.

Example:

The house model located on Subject Lot "A" cannot occur on Lots 1 through 13.



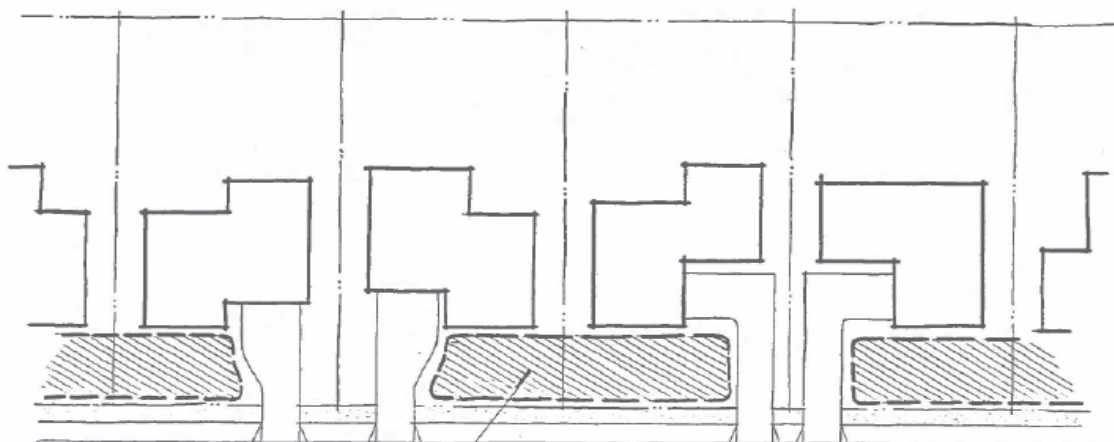
Example:

The house model located on Subject Lot "A" cannot occur on Lots 1 through 23.



(2) Chimneys. All chimneys must extend full height, from ground and vertically past the eaves line. Cantilevered and shed-type chimneys are prohibited. Chimneys must be finished in masonry or stucco but need not match the background wall in material or color.

(3) Driveways. Driveways for residential developments shall consist of concrete, asphalt, or brick pavers. The Planning and Zoning Commission may permit a similar construction material as an alternative only upon prior approval. All driveway aprons shall be concrete. All driveways shall be a flat, earth tone color. The maximum driveway width at the right-of-way line shall be ten (10) feet wide, not including the approach. The Driveway may flare to be wider at the garage. Driveways should be designed to be grouped to increase the amount of open space along the street.



Grouped Driveways allow adjacent front yards to be combined. Creating more continuous green space along the street.

(4) Finish Building Materials. Wood board or shake, brick, stone, cultured stone, fibrous cement siding, stucco and vinyl siding are the permitted finish building materials. Asphalt dimensional shingles, natural or simulated slate, tile, standing seam metal, natural or simulated wood shingles or shakes are the permitted roof materials. Corrugated metal roofing is not a permitted roof material.

(A) Asphalt Dimensional Shingles. Asphalt Dimensional shingles must be a 25-year “true” dimensional shingle. Painted shadows are not permitted. Shingles must have a minimum weight of 240 pounds per 100 square feet and be installed according to the manufacture’s specifications.

(B) When a change in materials occurs at corners, the change must occur at the inside of the corner unless the masonry on the street-facing façade extends at least two feet past the outside corner. If a house has a side gable and a material change occurs on the outside corner, or if two different materials are used on the facades of main and upper floors, rather than extending the materials around the corner, a quoin or minimum 5 ¼-inch wide corner board must be used along the vertical length of the non-masonry corner.

(5) Foundations. There shall be no more than twelve (12) inches of exposed foundation walls. If there are more than twelve (12) inches of foundation wall exposed, they must be finished with one of the following: brick, veneer brick, stone or cultured stone designed by the manufacturer for at-grade or below-grade installation.

(6) Four-Sided Architecture. The purpose of requiring four-sided architecture on all residential dwellings is to avoid large areas of blank exterior walls. Each side elevation must contain at least two (2) design elements per floor and each elevation facing a street or rear elevation must contain at least three (3) design elements per floor. Blank facades are not permitted for any detached garages or accessory structures. Typical design elements are included below, but this list is not all-inclusive.

(A) The eligible design elements are as follows:

- ☐ A door of at least seventeen (17) square feet in area.
- ☐ A window of at least six (6) square feet in area. Windows closer than ten (10) feet shall be considered as one (1) element. A set of adjacent windows, such as double or bay windows, shall be considered as one element.
- ☐ A chimney.
- ☐ An articulated gable vent of at least four (4) square feet in area.
- ☐ Porches, decks, balconies or similar structure.
- ☐ A similar significant permanent architectural feature consistent with the style of the house only upon prior approval by the Planning and Zoning Commission.

(B) Unacceptable design elements include:

- ☐ Sides of porches.
- ☐ Rooflines.

- ☐ Water Tables.
- ☐ Garage Doors.
- ☐ Egress Steps required by building code.

(7) Garages. Garages shall be clearly secondary in character, by means of a simplified design compatible with that of the primary structure. Garages may be attached or detached. All single-family residential developments shall have a mix of front loaded and side loaded garages. A minimum 25% of the lots must be designed for a detached or standard side entrance garage. Garages attached via a breezeway shall be considered detached for purposes of this standard. For corner lots, the garage shall be oriented towards the “lower” defined street classification as determined by the Planning and Zoning Commission. Garage doors shall be a maximum 9 feet height. If there is a living area above the garage, the maximum height of the roof over the garage shall be 35 feet. Otherwise, the maximum height of the roof over the garage is 18 feet.

(A) Front Loaded Garages:

- ☐ Shall be located a minimum four (4) feet behind the front line of the livable area of the home. A covered or uncovered porch shall not be considered a livable area of a home.

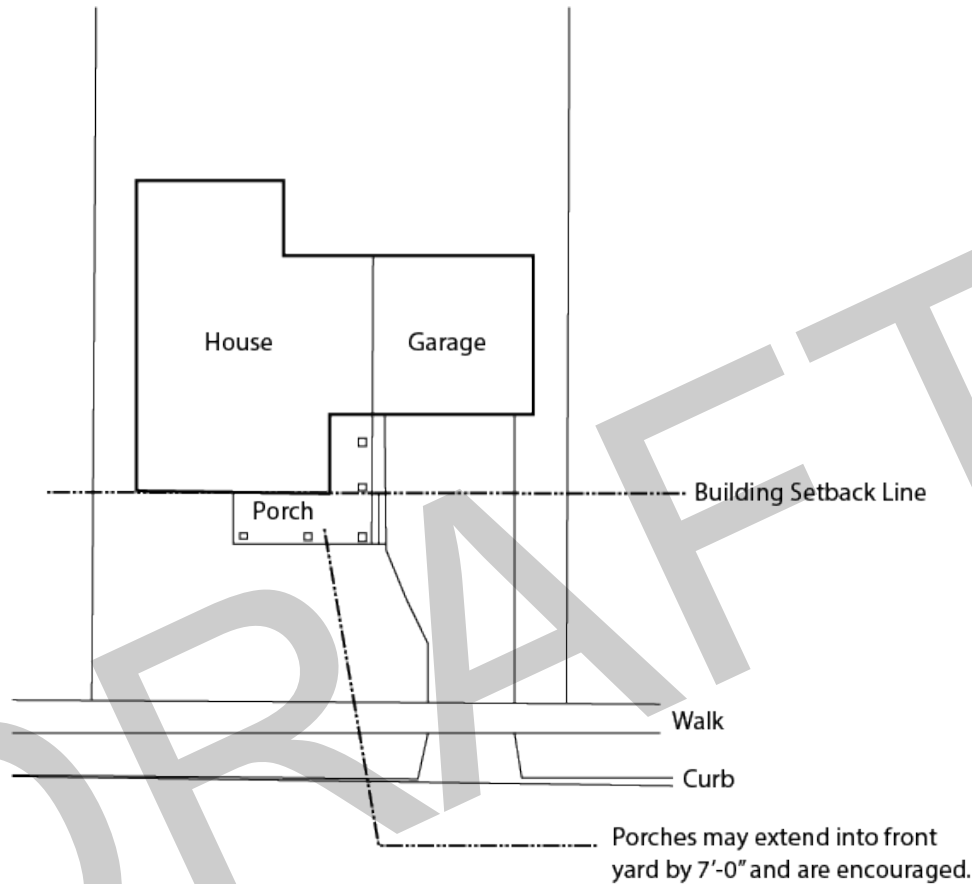
- ☐ Garage doors shall not exceed forty-five percent (45%) of the house width (frontage). Where more than a standard 2-car front loaded garage is provided, the additional garage bay(s) shall be offset from and architecturally designed to appear separate and distinct from the 2-car garage and the garage doors shall not exceed fifty percent (50%) of the house width.

(B) Side Loaded Garages:

- ☐ Side loaded garages may be loaded from an inside court area.
- ☐ The garage elevation facing the street must incorporate design features also found in the front elevation of the home including, but not limited to, windows.

(8) Gutters and Downspouts. Gutters and downspouts are required on all homes. Downspouts may be tied into curb drains or exit directly into a French drain system to discharge the water in the rear of the yard. No more than 50% of the roof drainage may lead to the curb.

(9) Porches. Front porches are required on all homes. Front porches provide a “stage” for interaction between the house and the street. Neighbors can publically communicate much like the older neighborhoods in Canal Winchester. Front porches shall be a minimum of seven (7) feet in depth and ten (10) feet wide. Front porches can encroach the established front setback or build-to line by up-to seven (7) feet.



(10) Roof Pitch. The main architectural roof of a house must have a minimum 6:12 pitch. Dormers, porches, and other similar secondary architectural features may have roofs with a minimum 4:12 pitch. Eaves and overhangs are required and in no case shall they be less than eight (8) inches on any elevation.

(11) Vinyl Homes. All vinyl materials must have a minimum thickness of .046 inches. The siding must have a low-gloss finish. Any predominantly vinyl-sided home must include complementary accessories and detailing where vinyl siding elevations occur, as follows:

(A) A detailed main entryway by use of a minimum eight (8) inch wide three-dimensional door-surround system;

(B) Minimum six (6) inch wide frieze or fascia boards; and

(C) Minimum eight (8) inch wide water table trim board at the foundation.

(C) At least two of the following accessory types must be utilized per home. The selected accessory type must occur on each vinyl-sided elevation as indicated on the following table. Additional accessories may be utilized in addition to the minimum requirements.

| Minimum Accessories for Vinyl-Sided Homes | Select Accessory Type Must Occur (at least) When the Exterior Wall Elevation is Vinyl. |
|--|---|
| Select two accessory types: | |
| Shutters Pairs | X |
| Crosshead | X |
| Masonry Water Table | X |
| Gable Vent | X |

☐ Shutter shall be sized to fully cover the window and shall be operable or appear as such, and utilize shutter hardware including s-clips and hinges. Shutters shall be louvered, raised or flat paneled or board and batten and made of painted wood, vinyl, painted synthetic, PVC or Hardiplank.

☐ Crossheads must occur at least above all windows on vinyl-sided elevations.

☐ Masonry water table and plinth must occur along all elevations of a vinyl-sided house. The height of this feature shall be at least two (2) feet as measured from grade.

☐ Gable vents must be articulated decorative gable vent(s) of at least four square feet in area and occur in at least the front, or side of vinyl-sided homes.

(12) Windows (Trim and Shutters):

Trim is required with all windows on any elevation. Trim shall include either a top and bottom finish of soldier course, rowlock, lintel or sill; or a minimum 3 ½- inch board around all sides of the window.

(A) Shutter shall be sized to fully cover the window and shall be operable or appear as such, and utilize shutter hardware including s-clips and hinges. Shutters shall be louvered, raised or flat paneled or board and batten and made of painted wood, vinyl, painted synthetic, PVC or Hardiplank.